

This Statement of Information was prepared on: 12 February 2021

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

B*

OR

Address of comparable property	Price	Date of sale
57 Colonnades Circuit Coronet Bay VIC 3984	\$345,000	09-Aug-20
2 Barrallier Rise Coronet Bay VIC 3984	\$345,000	25-Sep-20
Lot 33 386 Agar Rd Coronet Bay VIC 3984	330,000	12-2-2021

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Comparable property sales (*Delete A or B below as applicable)

Median sale price (*Delete house or unit as applicable)

Period-from: Aug-2021 to Feb-2021

Source: Corelogic

Median Price: \$210,000

Property type: Land

Suburb: Coronet Bay

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price: [] or range between \$310,000 & \$340,000

Property offered for sale

Address including suburb and postcode: Lot 34 386 Agar Road Coronet Bay VIC 3984

Section 47AF of the Estate Agents Act 1980

Statement of Information
Single residential property located outside the Melbourne metropolitan area